

COMMUNITY MEETING SUMMARY

DATE: March 4, 2021

RE: Culver City, CA - Costco Fuel Facility Relocation - Neighborhood Meeting Summary (2/25/21)

INTRODUCTION

In consultation with City staff, a Neighborhood Meeting was held on February 25, 2021, at 6:30 pm, via Zoom for the Costco Fuel Facility Relocation project located at 13463 Washington Boulevard, Culver City, CA 90292. In accordance with the City of Culver City's Community Outreach Guidelines, a summary of the meeting is provided herein.

MEETING SUMMARY

The meeting started at approximately 6:30 pm and began with project team introductions. The following project team members were in attendance:

- Julie Anderson, Barghausen Consulting Engineers, Inc.
- Therese Garcia, Costco Wholesale
- John Ellingsen, Ellingsen & Company
- Dale Goldsmith, Armbruster, Goldsmith, & Delvac
- Sonia Daleiden and Fernando Sotelo, Kittelson & Associates, Inc.
- Terry Odle and Anthony McLean, MG2
- Brittany Knott, Fuscoe Engineering

Overall Summary of Topics of Discussion:

- Existing traffic and parking
- Construction activity in the neighborhood
- Noise
- Size of the relocated fueling station
- Concern the new location is suboptimal for users and not efficient for internal circulation
- Proximity of fueling station to residential
- Environmental requirements for removal of existing underground storage tanks
- Air pollution (e.g., from idling cars)
- Lack of property maintenance

- Lack of responsiveness from Costco with regard to nuisance conditions
- Coordination with City's stormwater project

MEETING MINUTES

Following introductions, an overview of the meeting format was provided including the comment process. The project team gave a presentation of the project, which included the entitlement process, project location, project description, site plan, transportation, circulation, and architectural design. The project includes the following:

- *Demolition of existing fueling facility, including the removal of the underground storage tanks and dispensers.*
- *Demolition of existing commercial/retail buildings on the southwest corner parcel.*
- *The installation of a new 13,000-square-foot fueling canopy with 15 multi-product dispensers.*
- *62 new parking stalls on the existing fueling facility site.*

Once the presentation was complete, the meeting opened for public comments. An overview of the comments received *and the project team's responses* are provided below:

- A resident commented that the relocation would increase traffic at the westernmost access point along Washington Boulevard and that unrestricted right turns out of the westernmost drive aisle of the project site would make it difficult for right turns off of Walnut Avenue.

Response: *A 6-month transportation study scoping process was recently completed with the City. The transportation study will include an evaluation of the site's westernmost driveway along Washington Boulevard and the Washington Boulevard/Walnut Avenue intersection and will review existing, future, and future cumulative conditions, to determine if any transportation mitigation or improvements are needed.*

- A resident wanted to confirm the traffic study dates and that the study wouldn't be based off of data collected during COVID. They also noted that the westernmost driveway currently contains a high amount of traffic and the relocation would further increase traffic at that driveway. They added that they currently experience noise and vehicle emissions from delivery trucks using the loading dock at the warehouse and the relocation would increase the vehicle emissions and noise at the site from vehicles idling in the fuel facility queue area. They also noted that the existing Costco site is being utilized for illicit activity by the transient community and the relocation would exacerbate this issue.

Response: *Noise and air quality studies will be reviewed as part of the land use and CEQA process. The public will have a chance to review the studies throughout the land use/CEQA process. The homeless activity comment will be relayed to the appropriate Costco staff members for further evaluation. Trip volume data collected during this time will be adjusted and modified to represent non-COVID conditions. We understand that what is occurring today is not indicative of typical, non-COVID conditions and this will be factored into the transportation study.*

- A resident questioned if the existing fuel facility entrance and exit area could be switched or evaluated to improve circulation instead of re-locating the fuel facility.

Response: *We reviewed the current location of the fuel facility to determine if the islands could be modified or if there is an alternative solution that could be implemented in the existing location to improve queues and circulation; however, we identified a number of challenges. First, the number of existing dispensers is not enough to adequately and efficiently serve members. Second, moving the median in the current location would result in queues from the gas station extending into the main on-site drive aisle. The intent of the relocation is to accommodate queues safely without impacting the overall site or parking lot circulation.*

- A resident asked if this meeting was the first neighborhood meeting or the second meeting. They also noted that the site used to contain an Albertsons which was previously demolished and asked if Costco has plans to demolish/remove additional businesses along Washington Boulevard, beyond the Starbucks and Verizon stores in the future. They also wondered what measures would be implemented to control any noise and vehicle emissions resulting from the project.

Response: *This is the first neighborhood meeting for this project. The meeting that occurred back in July was for a different project. There is currently no plan that we are aware of to remove any additional buildings or businesses along Washington Boulevard. The main focus and intent of this project is to improve circulation for the Costco gas station. Unfortunately, we do not have an answer at this time on what noise and air quality measures will be implemented. Noise and air quality will be reviewed as part of the CEQA process. If it is determined through the CEQA process that mitigation measures are required, then the specific measures will be identified at that time.*

- A resident noted that the relocated gas station was close to his home and asked if the existing fuel facility could be expanded instead. They also noted that the switch from fossil fuels to electric vehicles should be addressed and that electric vehicle infrastructure be included with the project. Lastly, they added that it is currently difficult to leave Walnut Avenue onto Washington Boulevard and that the relocation would exacerbate this condition.

Response: *The project is subject to an environmental review process under CEQA, which will evaluate noise and air quality. In addition, we are undergoing a detailed transportation analysis to evaluate the Walnut Avenue/Washington Boulevard intersection.*

- A resident commented that the re-located fuel facility would increase air pollution for the surrounding community. They also asked if there would be any remediation required for contaminated site soil as part of the demolition and removal of the existing fuel facility.

Response: *The removal of the existing fuel facility and underground storage tanks will be done in accordance with local, state, and federal regulations, which requires soil testing be completed within the area of the underground storage tanks. If soil testing determines that site soils exceed regulatory thresholds, the proper remediation measures will be taken in accordance with state requirements.*

- A resident noted that there used to be a number of businesses along Washington Boulevard for residents to walk to that are no longer there, and stated that the project will remove additional businesses that were within walking distance of the neighborhood. They also asked if the entrance and exit of the relocated fuel facility could be switched to improve site circulation. Lastly, they noted that there is a large transient community in the area and asked if there was a place to send pictures or notifications.

Response: *In regards to the transient community, we are not aware of a place to submit pictures or notifications other than the police department or city. We will review whether the entrance and exit of the new facility can be switched; however, there are a number of balancing factors with the fuel facility site layout. Vehicles exiting the fuel facility can go to the parking field north of the fuel facility or travel through the main drive aisle to access the rest of the parking field. We do have to balance the site layout with fuel truck circulation, queueing space, and other factors, but it is something we will review further.*

- A resident requested that noise and traffic studies be completed earlier on in the process. They also noted that they currently experience noise pollution from the loading docks and that the re-located fuel facility would increase noise generating from the site. They requested that Elm Street be included in the traffic study, as it currently experiences a large amount of vehicle collisions and cut through traffic.

Response: *Costco will review Elm Street and the amount of vehicle collisions and cut through trips further with the City.*

- A resident asked if the entrance and exit of the re-located fuel facility could be switched so vehicle emissions are facing away from homes on Walnut Street. They also asked what the legal distance requirement is for a fuel facility from residential properties. Lastly, they asked if the fuel facility footprint would extend north beyond the emergency gate and what the setback will be going north on Walnut Street from Washington Boulevard.

Response: *The footprint of the gas station will not extend past the emergency gate on Walnut Avenue. The fuel facility footprint will stay on the Washington Boulevard side of the emergency gate. The footprint also will not extend further than the existing Verizon setback into Walnut Avenue. The project will stay within the existing development footprint of the site.*

- A resident asked how many community meetings are required as part of the project. They also asked what information is included within the scope of the traffic study, what is the process for determining what to include in the traffic study, will the public be able to review the study, and will the traffic study consider any future projects that are currently in the pipeline, such as the stormwater project. They also asked if the fuel facility project will occur before the stormwater project and what the general construction timeframe is for the fuel facility relocation. Lastly, they noted that they currently experience a high amount of cut through traffic on Glyndon Avenue and requested that Glyndon Avenue be included in the traffic study.

Response: *At least one community meeting is required. It is up to the City Planning Department to determine if any additional meetings are required for the project. The transportation study scope is based on City requirements, which are clearly outlined and are also based on the unique characteristics of the project and where any impacts will*

occur. The transportation study will review all existing access points along Washington Boulevard, as well as the Washington Boulevard/Walnut Avenue intersection.

The key focus of the study will be the shifting of trips from where gas station patrons are currently entering the site to the driveway near In-N-Out. The study will include Walnut Avenue and will include weekday time periods, weekend time periods, existing conditions, existing plus project conditions, cumulative analysis, and the City's new VMT analysis. Once all components of the project are considered, there is a reduction in overall trips to the site as opposed to adding new trips. We are aware of the City's current projects and will be factoring in any funded projects. We are carefully timing coordination with the City's stormwater project. We will review Glyndon Avenue and Venice Boulevard with the City to determine if any additional traffic analysis is required.

- A resident from Mar Vista noted that the City's stormwater project is anticipated to begin next month and re-locating the facility and traffic patterns closer to the Walnut Avenue/Washington Boulevard intersection, which is an F-rated intersection, would exacerbate existing traffic issues. They also noted that electric vehicle charging stations should be provided on-site and asked if the existing fuel facility could be expanded instead of re-located. Lastly they asked what kind of outreach was conducted to surrounding businesses as part of the notification requirements for this meeting.

Response: *The project is not anticipated to start construction until after the City's stormwater project is complete based on current anticipated schedules. A Meeting Notice Flyer was mailed to all properties within 500 feet of the Costco site, including businesses and property owners of the businesses.*

Once the comment period ended, those with additional comments or questions were asked to submit them via the project website or the project team's email. All comments, questions, or correspondence received separate from the meeting are enclosed in Attachment A. Attendees were also asked to provide their name, address, phone number, and email address for the meeting's Sign-In Sheet. A copy of the Sign-In Sheet is provided in Attachment B. Once the Sign-In Sheet process was completed, the meeting was adjourned.

CONCLUSION

In consultation with City staff, a response to the neighborhood comments received, both at and separate from the meeting, will be provided with the land use application submittal. If you have any questions or require any additional information, please contact me at 425-656-7403 or by email at janderson@barghausen.com. Thank you.

COMMUNITY MEETING SUMMARY

DATE: November 16, 2023

RE: Culver City, CA - Costco Fuel Facility Relocation - Community Meeting Summary
(November 9, 2023)

INTRODUCTION

In consultation with City staff, a 2nd Community Meeting was held on November 9, 2023, at 7:00 pm, at the Oakwood Recreation Center (venue) for the Costco Fuel Facility Relocation project located at 13463 Washington Boulevard, Culver City, CA 90292. In accordance with the City of Culver City's Community Outreach Guidelines, a summary of the meeting is provided herein.

MEETING SUMMARY

The meeting started at approximately 7:10 pm and began with project team introductions. The following project team members were in attendance:

- Therese Garcia, Costco Wholesale
- Carl Barrio, Costco Wholesale
- Julie Anderson, Barghausen Consulting Engineers, Inc.
- Omar Vasquez, Barghausen Consulting Engineers, Inc.
- Sherise Parker, Barghausen Consulting Engineers, Inc.
- Anthony McLean, MG2
- Gustavo Montalvo, MG2
- Fernando Sotelo, Kittelson and Associates, Inc.
- Robert Curley, Cummings Curley & Associates, Inc.
- Eddie Cruz, Fuscoe Engineering
- Chris Purtell, Rincon Consultants, Inc.
- Haley Ozcan, Ramboll Corporation
- Sean Bui, AES, Inc.

Overall Summary of Topics of Discussion:

- Overview of site, project, background from prior community meeting, and expected next steps
- Existing parking, vehicle access, and traffic and street circulation conditions (e.g., neighborhood cut-through), and potential exacerbation of those conditions by the project

- Construction activity and timelines, including coordination with City's stormwater project
- Existing noise and future operational noise
- Existing lack of property maintenance and security
- Sustainability and eco-friendliness

MEETING MINUTES

Following introductions, an overview of the meeting format was provided including the topic stations available and the comment process, as well as a presentation of the project description and the project changes that have occurred since the previous neighborhood meeting.

Once the presentation was complete, the meeting opened for public comments. Three (3) community members were in attendance and provided comments on the project. An overview of the comments received in relation to the project and the project team's responses are provided below:

- *Residents commented that the relocation would increase traffic at the westernmost access point for the site as well as along Washington Boulevard, which would increase the use of Walnut Avenue as an alternate route for vehicles. They also reported that the striping is unclear. They asked if a dedicated lane for the fuel facility could be provided separate from In-N-Out and the Warehouse, and if In-N-Out patrons could use the eastern site entrance. They also wondered if Walnut Avenue could be modified to a one-way street to discourage use from non-Walnut residents.*

Response: A Traffic Study was prepared for the project in consultation with the City and it determined that the project would result in a net decrease of new trips to the site, as the project is removing the trips associated with the existing retail uses in the southwest corner of the development. The Traffic Study also reviewed future conditions with the project and that while there will be a slight increase in traffic at the western site intersection, it will be minimal and below the threshold for an adverse impact. The western inbound lane in the western driveway is intended for members traveling to the fuel facility or the warehouse.

- *Residents commented that the relocated facility will increase noise during early and late hours as a result of fuel delivery trucks idling in the night and vehicles idling with their radios on. They also inquired about the City's stormwater project within Washington Boulevard and the potential noise disruption from the construction efforts of the stormwater project and the fuel project occurring at a similar timeline.*

Response: The fuel facility will close at 9:30 p.m. on weekdays, 8:00 p.m. on Saturdays, and 7:30 p.m. on Sundays, consistent with the existing facility, to prevent idling vehicles throughout the night. The project team is working regularly with the City's stormwater team to ensure certain, high noise-producing construction activities for each project do not occur concurrently with each other to minimize noise levels off-site.

- *Residents reported that the new location of the fuel facility will result in vehicles idling closer to residential properties decreasing air quality for residents and inquired as to the Air District's involvement throughout the project's process. They also indicated environmental concerns with the removal and installation of USTs.*

Response: An Air Quality Study was prepared for the project in accordance with current AQMD Guidelines and it determined that the project would result in a less than significant air quality impact. The project is also required to obtain a permit to construct and a permit to operate from AQMD prior to construction and operation of the facility. The project will also comply with all local, state, and federal permitting and testing regulations for the removal and installation of the underground storage tanks.

- *Residents stated that the existing site experiences a high amount of transient activity within the perimeter landscaping of the site and at the warehouse stairs and landings along Vanja Street. They noted that any additional landscaping provided along the perimeter wall may exacerbate the issue. Residents indicated support for additional trees along the edge of the property on Walnut Avenue to improve screening of the facility.*

Response: The project will provide additional trees in the vicinity of the project along Walnut Avenue to improve screening of the facility from the right-of-way. Costco will work with the site's security company to address the existing transient activity separate from the fuel project.

- *Residents inquired if the existing fuel facility could be expanded in place or if the new fuel facility could be located in the northeast corner of the site.*

Response: The existing fuel facility is unable to be expanded due to constraints with the Valvoline business on the west, Washington Boulevard on the south, a main access driveway for the site on the east, and a main access drive and warehouse entrance to the north. The site is also bordered by residential properties to the north, east, and partially to the west, limiting potential alternate locations for the fuel facility. The new location allows the fuel facility to continue to be bordered with commercial or retail properties on all sides.

- *A resident reported that they did not receive a notification of the neighborhood meeting in the mail despite being located within the mailing radius requirement. They indicated that they have had difficulties with their mail service in the past.*

Response: Meeting notices were mailed via the United States Postal Service to all properties within 500 feet of the overall Costco development consistent with City requirements, as well as additional properties and neighborhood groups beyond the 500-foot radius, in consultation with the City. The project team will review the mailing list to confirm the resident's address was included on the list.

- *Residents inquired as to the next steps of the project and if additional community meetings are required. They also asked who the approving body for the project is.*

Response: The next step is for the project to be re-submitted to the City to address comments received during the most recent City review. The project requires Planning Commission approval and is targeting to go before the Planning Commission in the first quarter of 2024.

- *Residents supported the additional trees along Walnut Avenue and the provision of electric vehicle charging stations. They were also glad that the project will not be adding new ingress/egress points to the site.*

Response: These comments were noted.

Once the comment period ended, the meeting was adjourned. A copy of the Sign-In Sheet from the meeting is provided in Attachment A.

CONCLUSION

In consultation with City staff, a response to the neighborhood comments received, both at and separate from the meeting, will be provided with the land use application re-submittal. If you have any questions or require any additional information, please contact me at 425-656-7403 or by email at janderson@barghausen.com. Thank you.